

52-311

**NO TRANSFER
TAX PAID**

WARRANTY DEED

Know all Persons by These Presents, That I, Annette J. Poulin, of Waterville, County of Kennebec and State of Maine, by and through my Attorney-in-Fact, Rose Poulin, with warranty covenants, and in consideration of one dollar (\$1.00) and other valuable considerations, paid by Steven Poulin and Cynthia Poulin of Waterville, Maine, the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Steven Poulin and Cynthia Poulin their heirs and assigns forever, land and buildings in ~~Waterville~~ County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at a stone sunk in the ground at the point being the northeast corner of land now or formerly owned jointly by Alice Murray Jenkins and H. Jerome Murray, formerly of their father, William Murray, and one time owned or occupied by Nathaniel Mayo; thence in a direct line north 65.5° west on said Jenkins-Murray north line to the east line of land now or formerly owned by the estate of one Hadley, and one time owned by Webber and Haviland, a distance of sixty-three (63) feet more or less; thence in a direct line north 28.5° east along the east line of said Hadley estate a distance of sixty (60) feet more or less to the northeast corner of said Hadley land; thence in a direct line north 71.5° west along the north line to land now said to be owned by Lewis Rosenthal, a distance of eighty (80) feet more or less; then in a direct line north 19° east along the east line of said Rosenthal land a distance of thirty-seven (37) feet more or less; thence in a direct line south 71° east along the south line of land now or formerly of owned by "Pete" Landry to the west line of Ticonic Street, so-called a distance of one hundred forty-eight (148) feet more or less; thence southerly along said west line of Ticonic Street to the point of beginning, a distance of ninety-nine (99) feet more or less.

Meaning and intending to convey the same premises conveyed to Annette Poulin by Edmund Poulin and Annette Poulin by Warranty Deed dated November 12, 1982, and recorded in the Kennebec County Registry of Deeds at Book 2521, Page 264.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Steven Poulin and Cynthia Poulin, their heirs and assigns, to them and their use and behoof forever.

And I do **covenant** with the said Grantee(s), his heirs and assigns forever, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Annette J. Poulin, by and through her Attorney-in-Fact, Rose Poulin, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 30th day of January 2009.

Rose Poulin P.O.A.
Rose Poulin, Attorney-in-Fact for
Annette J. Poulin

**Signed, sealed and Delivered
in the presence of:**

Kathleen Ackley
Kathleen Ackley

Received Kennebec SS.
02/04/2009 1:49PM
Pages 2 Attest:
BEVERLY JUSTIN-WATHEWAY
REGISTER OF DEEDS

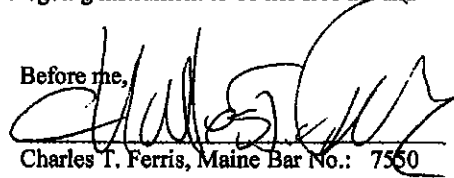
State of Maine

Dated: January 30, 2009

Kennebec, ss.

Personally appeared the above named, **Rose Poulin as Attorney-in-Fact for Annette J. Poulin**, and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Charles T. Ferris, Maine Bar No.: 7550